



Entered on Docket
February 19, 2010

A handwritten signature in black ink, appearing to read "Hon. Mike K. Nakagawa".

Hon. Mike K. Nakagawa
United States Bankruptcy Judge

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16 Attorneys for Secured Creditor CITIBANK, N.A. AS TRUSTEE FOR THE
17 CERTIFICATEHOLDERS OF STRUCTURED ASSET MORTGAGE
18 INVESTMENTS II, INC., BEAR STEARNS ALT-A TRUST, MORTGAGE
19 PASS-THROUGH CERTIFICATES SERIES 2006-4

20 UNITED STATES BANKRUPTCY COURT

21 DISTRICT OF NEVADA

22 In re	Bankruptcy Case No. BK-S-08-25616-mkn
23 BERNARD JONES JR. AND ERIKA	Chapter 13
24 JONES,	CITIBANK, N.A. AS TRUSTEE FOR THE
25 Debtor(s).	CERTIFICATEHOLDERS OF
	STRUCTURED ASSET MORTGAGE
	INVESTMENTS II, INC., BEAR STEARNS
	ALT-A TRUST, MORTGAGE PASS-
	THROUGH CERTIFICATES SERIES
	2006-4'S ORDER TERMINATING
	AUTOMATIC STAY
	Date: January 13, 2010
	Time: 1:30 p.m.

1 A hearing on Secured Creditor Citibank, N.A. as Trustee for the
2 Certificateholders of Structured Asset Mortgage Investments II, Inc., Bear Stearns ALT-A Trust,
3 Mortgage Pass-Through Certificates Series 2006-4's Motion for Relief From the Automatic Stay
4 came on regularly for hearing in the United States Bankruptcy Court before the Honorable Mike
5 K. Nakagawa, Michelle Abrams appearing on behalf of Secured Creditor.

6 The court having duly considered the papers and pleadings on file herein and
7 being fully advised thereon and finding cause therefor:

8 **IT IS HEREBY ORDERED, ADJUDGED AND DECREED:**

9 The automatic stay of 11 United States Code section 362 is hereby immediately
10 terminated as it applies to the enforcement by Movant of all of its rights in the real property
11 under the Note and Deed of Trust encumbering the real property commonly known as 1009
12 Virgil Street, Las Vegas, Nevada 89110 ("Real Property"), which is legally described as:

13 LOT ONE HUNDRED EIGHTY SIX (186) OF
14 WASHINGTON SQUARE UNIT 5 AS SHOWN
15 BY MAP THEREOF ON FILE IN BOOK 22 OF
16 PLATS, PAGE 31 IN THE OFFICE OF THE
COUNTY RECORDER OF CLARK COUNTY,
NEVADA.

17 **IT IS FURTHER ORDERED, ADJUDGED AND DECREED** that Movant and/or
18 its foreclosure trustee shall mail written notice of the time, date and place of the foreclosure sale
19 of the Real Property to the Debtor(s) at the address for the Real Property at least 7 calendar days
20 prior to the foreclosure sale. In the event that Movant and/or its foreclosure trustee provides at
21 least 7 calendar days' advance notice of the time, date and place of the foreclosure sale of the
22 Real Property in compliance with the notice requirements set forth in Chapter 107 of Nevada
23 Revised Statutes, those notices shall be sufficient to satisfy the requirement of this Court to
24 provide 7 days' notice to the Debtor(s).

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1 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that Movant may
2 offer and provide Debtors with information re: a potential Forbearance Agreement, Loan
3 Modification, Refinance Agreement, or other Loan Workout/Loss Mitigation Agreement, and
4 may enter into such agreement with Debtors. However, Movant may not enforce, or threaten to
5 enforce, any personal liability against Debtors if Debtors' personal liability is discharged in this
6 bankruptcy case.

7 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that upon entry of
8 this Order, the Trustee shall cease payment on Secured Creditor's Proof of Claim. Secured
9 Creditor's Proof of Claim is allowed in the amount of payments made to date by the Trustee.

10 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that upon
11 disposition of the Real Property, Secured Creditor may amend said Proof of Claim and share in
12 any distribution from the date of the filing of the amended Claim pursuant to the confirmed Plan.

13 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the Trustee is
14 not required to recover previous distributions from other creditors for distribution on Secured
15 Creditor's amended claim. This may result in a percentage of payment on Secured Creditor's
16 amended Claim different than to other creditors.

17 APPROVED/DISAPPROVED APPROVED/DISAPPROVED
18

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20 ANTHONY DELUCA KATHLEEN A. LEAVITT
21 DEBTOR(S) ATTORNEY TRUSTEE
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1 ALTERNATIVE METHOD re: RULE 9021:

2 In accordance with LR 9021, counsel submitting this document certifies as follows (check one):

3 The court has waived the requirement of approval under LR 9021.

4 I certify that I have served a copy of this order with the motion, and no parties appeared
5 or filed written objections.

6 This is a chapter 7 or 13 case, and either with the motion, or at the hearing, I have
7 delivered a copy of this proposed order to all counsel who appeared at the hearing, any
8 unrepresented parties who appeared at the hearing, and each has approved or disapproved the
9 order, or failed to respond, as indicated below [list each party and whether the party has
10 approved, disapproved, or failed to respond to the document]:

12 This is a chapter 9, 11, or 15 case, and I have delivered a copy of this proposed order to
13 all counsel who appeared at the hearing, any unrepresented parties who appeared at the hearing,
14 and each has approved or disapproved the order, or failed to respond, as indicated below [list
15 each party and whether the party has approved, disapproved, or failed to respond to the
16 document]:

18 Approved.

19 Disapproved.

20 Failed to respond. - Debtors' Attorney/Trustee

21 #####

22 Submitted by:

23 /s/ JACQUE A. GRUBER
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28 STRUCTURED ASSET MORTGAGE
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